

LAND BANKING INFORMATION REPORT

DATE: May 2, 2005

LEASE NO(S). 3061052	LESSEE: DNRC Nominated	COUNTY: Powell	RECOMMENDATION:: SELL
SALE NUMBER/S AND LEGAL	Sale No: 117 Legal: S2SE4 Sec. 02 Twn. 14N Range: 13W Acres: 80 Total Acres: 80		
AREA OFFICE	Northwestern Land Office: Northeastern Land Office:	Southwestern Land Office: Southern Land Office:	Central Land Office : Eastern Land Office:
Current Classification:	Ag: Grazing: Timber: Other		
Nominated by:	Department Lessee		
Isolated	Yes: No: Reason and describe: A forest road with legal public access goes through the parcel.		
Parcel surrounded by other public land?	Yes: No: If yes, explain:		
Parcel surrounded by other conservation easements?	Yes: No: If yes, explain: A Conservation easement is to the north, west, east, and northwest		
Results of MEPA determine significant for threatened or endangered species?	Yes: No: If yes, explain:		
Does the parcel/s provide public access to other public or state lands?	Yes: No: If yes, explain: Public access via a forest road to River Junction campground. DNRC would reserve a right to issue an easement for public access through the property prior to the sale.		

Does the parcel/s provide access to adjacent private lands?	Yes: No: If yes, explain A Historic easement request has been submitted by Fish & Game for a public recreational access to River Junction campground.
Parcel/s income and productivity	Produces less than average rate of income Yes No ____ High market value Yes No low return of asset Yes No High administrative costs compared to other similar parcels Yes No Potential to increase productive capacity of the land Yes No The current annual return on asset for these parcels is: 0.13%.
Parcel/s impact on the diversity of the overall asset portfolio within its land classification.	____ Reduces classified forest lands a minor amount ____ The 80 acres is a very small percentage of the overall acreage of classified forest lands.
Extent of infrastructure	Roads: Lawful access to SW corner of parcel. Water: The Blackfoot River is located approximately 1/4 mile north of the parcel on private land. No surface water on parcel. Availability of Utilities Power: N telephone: N water: N sewer: N
Potential for appreciation or depreciation in the value of the parcel	Parcel has potential to appreciate due to location in Powell County, near the Blackfoot River.
Potential for development or value-added activities that complement local and statewide economic development.	Does not have potential for development for residential purposes. Unzoned-Growth Policy designation of 1 dwelling unit per 160 acres.

Recommendation to sell or retain parcel:

SELL: Sell

RETAIN:

Reasons for Recommendation: The relatively small size of the parcel makes it difficult to efficiently utilize by the DNRC and the general public. Potential for high value and revenue during sale will provide opportunity to purchase more acreage with access and blocked with state land.

Please attach all supporting documentation, such as letters and maps that are of value in making the decision

This form must be signed and dated below by the individual completing the form, and must be reviewed and approved by staff as indicated in the subsequent blocks.

Liz Mullins

Signature of Individual Completing the Form

4/18/05

Date

REVIEW BY DEPARTMENT ADMINSTRATOR